

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 22, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Blinova, Creech, Sprague, Thompson and Yedinak were present remotely. Commissioner Johnson was present in person. Commissioner Kalis was absent. Also present in person were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2020-8
1400 S. Wolf Road
Rezoning
To be continued to May 27th

Ms. Knysz reported the item was being continued to allow the public to provide comment. Staff requested a continuation to May 27, 2020.

Commissioner Yedinak moved, seconded by Commissioner Sprague to continue Docket No. 2020-8 to May 27, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Kalis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC 20-5
Family Video
740 W. Hintz Road
Minor Site Plan and Appearance Approval

Ms. Knysz reported the petitioner and property owner was requesting approval for a minor site plan and appearance approval for interior and exterior alterations. The petitioner will be splitting the property into two units. Family Video will remain on the east side and they are leasing the west side to a dental office which is an allowed use in the B-3 Zoning District. There are no changes to the site. There will be some exterior changes to the façade and the addition of a door on the south side for the new unit. On the east side, a new exit door is being added for Family Video. The fence on the east side will be shifted. Parking remains the same and meets the parking requirement. Staff asked the petitioner to add some landscaping along the building on the west side and the petitioner agreed. There is no additional lighting in the parking lot but there is lighting along the eaves of the building. The trash enclosure is located west of the building and the applicant confirmed there was enough room for both uses. Staff recommends approval of the minor site plan and appearance approval.

The petitioner had no additional comments. The petitioner's name was not provided.

Commissioner Blinova had no comments or questions.

Commissioner Thompson had no questions and was glad Family Video was staying.

Commissioner Sprague questioned if the petitioner would need to return for signage approval. Ms. Knysz confirmed they had a permit application for the signage. Staff is waiting to process after the minor site plan and appearance approval. The signage is separate and not part of this petition.

Commissioner Yedinak referred to the biohazard waste from the dental office and questioned if it was accounted for in the trash enclosure or was handled separately. The petitioner explained the subject had not come up, but she confirmed there was plenty of room in the trash enclosure. There is currently one trash enclosure with room for a second enclosure. She did not think it would be a problem but was unsure how biohazard was handled. Ms. Knysz understood it to be handled inside but was not 100% certain. Ms. Milluzzi felt it would be handled at permitting before they receive the certificate of occupancy. She was unsure about the Code requirements. Chairman Johnson requested that it be reviewed at permitting. Ms. Knysz agreed to work with the petitioner.

Commissioner Creech had no comments or questions.

Chairman Johnson had no comments or questions.

Commissioner Creech moved, seconded by Commissioner Sprague to approve Docket No. PC 20-5 granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit interior and exterior building modifications necessary to create two separate tenant spaces at 740 W. Hintz Road, in accordance with the Site Plan prepared by Sara E.F. Gensburg, Ltd., dated 4/10/2020, Building Plan prepared by Sara E.F. Gensburg, Ltd., dated 4/10/2020, and Elevation Plan prepared by Sara E.F. Gensburg, Ltd., dated 4/10/2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Kalis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of April 8, 2020

Commissioner Yedinak moved, seconded by Commissioner Thompson to approve the minutes dated April 8, 2020 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Knysz asked the Commission to stop by the town center to see the new fence at The Learning Experience.

10. ADJOURNMENT

Commissioner Thompson moved, seconded by Commissioner Sprague to adjourn the meeting at 6:47 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.